

DRAFT Table 1
Areas of Concerns
Roxbury Elementary School
751 West Hill Road Stamford, Connecticut

Area of Concern (AOC)	Location	AOC Description	Observations & Comments	Recommendations	Photograph(s)
AOC-01	Classroom 103 & 104	Water Stained Ceiling Tiles, Black Growth on Metal Diffusers/Ceiling Tiles	Visible Water Staining on Ceiling Tile and Black Growth on Metal Diffuser (Swab Sample Identified "Low" Concentrations of <i>Aspergillus/Penicillium</i> and <i>Cladosporium</i>). No Water Staining or Mold Growth Observed Above Ceiling Tiles	Clean Diffusers with EPA-registered Fungicide, Clean on Consistent Basis, Remove/Replace Ceiling Tile Around Diffusers, Retain Architect/Engineer to Inspect Roof	1
AOC-02	Gymnasium Storage	Water Stained Plaster Ceiling, Fiberglass Pipe Insulation, and Black Growth on CMU Wall	Visible Water Staining on Plaster Ceiling and Fiberglass Pipe Insulation, Black Growth on CMU Wall (Swab Sample Identified "High" Concentrations of <i>Cladosporium</i>), Water Staining on Floor Tile and Plywood Enclosure	Remove Mold Growth on CMU Wall, Clean/Disinfect Wall and Floor, Remove and Replace Water Stained Fiberglass Pipe Insulation and Plywood Enclosure, Conduct Selective Demolition of Plaster Ceiling to Access Void Space for Mold Growth and/or Water Intrusion, Retain Architect/Engineer to Inspect Roof	2, 3, 4
AOC-03	Classroom 202 and Toilet Room	Water Stained Ceiling Tiles	Visible Water Staining on Ceiling Tile (Water Damaged Wall Plaster in Toilet Room)	Remove Water Stained Ceiling Tiles (Replace Once Water Leak Located/Corrected) and Water Damaged Wall Plaster in Toilet Room, Retain Architect/Engineer to Inspect Roof	4, 5

DRAFT Table 1
Areas of Concerns
Roxbury Elementary School
751 West Hill Road Stamford, Connecticut

Area of Concern (AOC)	Location	AOC Description	Observations & Comments	Recommendations	Photograph(s)
AOC-04	Classroom 214	Occupant Concern	No Visible Water Staining or Mold Growth Observed	Conduct Periodic Surveillance	--
AOC-05	Corridor at Classroom 207	Water Stained Ceiling Tiles	Visible Water Staining on Ceiling Tiles,	Remove Water Stained Ceiling Tiles (Replace Once Water Leak Located/Corrected), Retain Architect/Engineer to Inspect Roof	--
AOC-06	Media Center	Water Stained Ceiling Tile and Black Growth on Metal Diffuser, Water Damaged Bookcase Under Windows	Visible Water Staining on Ceiling Tile and Black Growth on Metal Diffuser/Ceiling Tiles (Swab Sample Identified "Rare" Concentrations of <i>Cladosporium</i>). No Water Staining or Mold Growth Observed Above Ceiling Tiles, Water Damaged Bookcase at Exterior Windows, Custodian Indicated Active Leak	Clean Diffusers with EPA-registered Fungicide, Clean on Consistent Basis, Remove/Replace Ceiling Tile Around Diffusers, Conduct Selective Demolition of Water Damaged Bookcase to Assess Void Space for Mold Growth and/or Water Intrusion, Retain Architect/Engineer to Inspect Roof and Window System	6, 7
AOC-07	Media Center Workroom 603 - Exterior Door	Water Damaged Cabinets, Black Growth on Cabinets, "Wet" Carpet	Visible Water Damage on Cabinets, Black Growth on Cabinets (Swab Sample Identified "Medium" Concentrations of <i>Aspergillus/Penicillium</i>), Carpet "Wet" When Moisture Metered, Exterior Concrete Apron Appears to Dip Towards Door	Remove Water Damaged Cabinets and Wet Carpet, Clean/Disinfect Area, Retain Architect/Engineer to Inspect Exterior Concrete Apron/Exterior Door Construction	8, 9

DRAFT Table 1
Areas of Concerns
Roxbury Elementary School
751 West Hill Road Stamford, Connecticut

Area of Concern (AOC)	Location	AOC Description	Observations & Comments	Recommendations	Photograph(s)
AOC-08	Cafeteria	Black Growth on CMU Wall, Water Damaged Paneling	Black Growth on CMU Wall (Swab Sample Identified "Low" Concentrations of <i>Cladosporium</i>), Water Damaged Paneling, Uninsulated Roof Drain Pipe	Remove Mold Growth on CMU Wall, Clean/Disinfect Wall and Floor, Remove Water Damaged Paneling, Insulate Roof Drain Piping	10, 11, 12
AOC-09	Classroom 304	Water Stained Ceiling Tiles, Occupant Concern	Visible Water Staining on Ceiling Tiles, Former Roof Drain Opening Capped/Pipe Capped Above Ceiling Tile, No Mold Growth and/or Water Staining Above Ceiling Tiles in Area of Staining	Remove Water Stained Ceiling Tiles (Replace Once Water Leak Located/Corrected) Retain Architect/Engineer to Inspect Roof	13
AOC-10	Classroom 407	Water Stained Ceiling Tiles, Occupant Concern	Visible Water Staining on Ceiling Tiles, Black Growth on Top of Ceiling Tile (Swab Sample Did Not Identify Any Mold Spores)	Remove Water Stained Ceiling Tiles (Replace Once Water Leak Located/Corrected) Retain Architect/Engineer to Inspect Roof	--
AOC-11	Classrooms 503 & 505 and Corridor at 500 Wing	Water Stained Ceiling Tiles, Occupant Concern	Visible Water Staining on Ceiling Tiles, No Mold Growth and/or Water Staining Above Ceiling Tiles in Area of Staining	Remove Water Stained Ceiling Tiles (Replace Once Water Leak Located/Corrected) Retain Architect/Engineer to Inspect Roof	--
AOC-12	Classroom 511 & 512	Water Stained Ceiling Tiles, Occupant Concern, Black Growth On Top of Ceiling Tile and Wood Deck	Visible Water Staining on Ceiling Tiles, Black Growth on Top of Ceiling Tile (Swab Sample Identified "High" Concentrations of <i>Cladosporium</i>), Black Growth on Wood Deck (Swab Sample Did Not Identify Any Mold Spores)	Remove Mold Growth-Impacted Ceiling Tile, Clean/Disinfect Area Above Ceiling Tile, Retain Architect/Engineer to Inspect Roof	14, 15

LEGEND

SURVEY PERFORMED BY: Kevin McCarthy

DATE: November 7, 2017

NOTE: Limited Assessment. Assessment was Not A Full Building Assessment. Areas Assessed Were at Direction of Mold Task Force and Custodian